



HOWARD COUNTY PUBLIC WORKS BOARD

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James M. Irvin, Executive Secretary
Chaunta Taylor, Recording Secretary
Emily Koubek, Recording Secretary

Cory J. Summerson, Vice Chairperson
Abby Glassberg, Member
Brandon Robinson, Member
Alan Whitworth, Member

Minutes of the Howard County Public Works Board – Tuesday, September 13, 2016

Members present: Mr. Cory Summerson, Ms. Abby Glassberg, Mr. Alan Whitworth, Mr. Brandon Robinson and Mr. Pedro Ramirez.

Staff present: Jim Irvin, Executive Secretary; John Seefried, Chief, Construction Inspection Division; Carl Katenkamp, Administrative Analyst I, Real Estate Services Division; Emily Koubek, Recording Secretary, Real Estate Services Division, Department of Public Works.

Mr. Summerson called the meeting to order at approximately 7:30 p.m.

1. **Approval of minutes:** Mr. Summerson indicated that the first item on the agenda is the approval of the minutes of June 14, 2016. Mr. Summerson asked if there were any comments or edits from the ones that were previously submitted.

Motion: On a motion made by Ms. Glassberg and seconded by Mr. Whitworth, the Board unanimously approved the minutes of June 14, 2016.

2. **Public Works Board Road Acceptance:**

- (a) **Subdivision:** Centennial Lake Overlook, Section One, Lots 1 thru 23, Open Space Lots 24 thru 28 and Buildable Bulk Parcels 'A' and 'B', (Being a Subdivision of Tax Parcel No. 86, Tax Map No. 30, Liber 10729 at Folio 329 and Liber 10729 at Folio 335)
R/SW Agreement No. F-14-002 **W/S Agreement No.** 24-4763-D
Road Names: Squirrel Hill Drive, Edmond Court, Tenney Court, Welford Drive, Old Annapolis Road (widening)
Petitioner: 3 R's And An I Development Company, LLC

Staff Presentation: Mr. Katenkamp, Administrative Analyst I, Real Estate Services Division indicated that 3 R's And An I Development Company, LLC, has presented a petition to the Director of Public Works for the acceptance of Squirrel Hill Drive, Edmond Court, Tenney Court, Welford Drive and Old Annapolis Road (widening) located in Centennial Lake Overlook, Section One, Lots 1 thru 23, Open Space Lots 24 thru 28 and Buildable Bulk Parcels 'A' and 'B'. The Bureau of Engineering has inspected the subdivision and certifies that all public improvements have been constructed in accordance with the approved plans and specifications and meet the criteria for acceptance under Section 18.202 of the Howard County Code. The Bureau of Engineering recommends that the public improvements be accepted into the County's system of publicly owned and maintained facilities.

Board Comments: Mr. Whitworth inquired when the rest of Welford Drive would be completed.

Public Testimony: Mr. Ron Green, Developer's Representative, responded that Welford Drive in section one is complete. The rest of Welford Drive is in Phase 2 and is the responsibility of Beazer Homes.

Motion: On a motion made by Mr. Robinson and seconded by Ms. Glassberg, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Centennial Lake Overlook, Section One, Lots 1 thru 23, Open Space Lots 24 thru 28 and Buildable Bulk Parcels 'A' and 'B', (Being a Subdivision of Tax Parcel No. 86, Tax Map No. 30, Liber 10729 at Folio 329 and Liber 10729 at Folio 335), into the County's system of publicly owned and maintained facilities.

- (b) Subdivision: Locust Chapel, Section 1, A Green Neighborhood, Lots 1-64, Open Space Lots 65-69
R/SW Agreement No. F-10-102 W/S Agreement No. 14-4617-D
Road Names: Windpower Way, Summer Solstice Place, Beechwood Road (widening) and Ilchester Road (widening)
Petitioner: Ellicott City Land Holding, Inc.

Staff Presentation: Mr. Katenkamp, Administrative Analyst I, Real Estate Services Division indicated that Ellicott City Land Holding, Inc., has presented a petition to the Director of Public Works for the acceptance of Windpower Way, Summer Solstice Place, Beechwood Road (widening) and Ilchester Road (widening) located in Locust Chapel, Section 1, A Green Neighborhood, Lots 1-64, Open Space Lots 65-69. The Bureau of Engineering has inspected the subdivision and certifies that all public improvements have been constructed in accordance with the approved plans and specifications and meet the criteria for acceptance under Section 18.202 of the Howard County Code. The Bureau of Engineering recommends that the public improvements be accepted into the County's system of publicly owned and maintained facilities.

Board Comments: Mr. Katenkamp notified the board that a written objection had been provided to Real Estate Services earlier that day, with copies provided to the board for review. Mr. Whitworth asked if the objection was referring to a utility cut in the roadway. Mr. Seefried responded that there was a concern over the water and sewer connections on an existing property which has two dwellings. The property cannot receive public water and public sewer until it is subdivided, pursuant to County code. Currently, the water connection is being shared by both properties. Mr. Seefried showed the board a copy of the Plat and indicated where the two houses were located. Ms. Glassberg asked if what the homeowner was asking for was in the scope of Howard County. Mr. Seefried advised that the homeowner's concerns are not within the scope of the board; otherwise, this matter would not have been brought before the board for recommendation of approval. However, he was not intimately familiar with all of the documents presented. Mr. Summerson asked if there was anyone in the audience that has further information that could bring light to the questions being asked.

Public Testimony: Mr. Green stated the homeowner is asking for public water and public sewer to service her property. The homeowner does have a public water meter and public water line to her home. However, there are two houses on the single parcel. Mr. Green cannot get a permit to hook both houses up until the homeowner subdivides her property because it is against county code to service two houses on one parcel. Mr. Summerson asked if the homeowner has submitted for a subdivision. Mr. Green answered that he was not aware of a submission for a subdivision. Ms. Glassberg asked if Mr. Green was obligated under the developer agreement to hook up both houses once the homeowner subdivides her property. Mr. Green does not believe they are obligated under

the agreement, however, he would do it to put the matter to rest. Mr. Ramirez asked if there was sewer in the public road. Mr. Green indicated there was, but the homeowner was on septic by her choice. Mr. Irvin stated, for the record, that if the homeowner subdivides the property, within a reasonable time frame, Mr. Green will take care of making the necessary application for connection. Mr. Whitworth asked if there would be a written agreement, as well as the verbal agreement. Mr. Irvin indicated Real Estate Services would write the homeowner indicating what was agreed to, and it would be put into the release letter. Mr. Jack Scanlon, resident, also asked if there was a written agreement between the developer and homeowner. Ms. Megan Reuwer, Developer, stated there was no written agreement but if the homeowner subdivides, they will connect her. They are reaching out to her with regards to the remaining issues and will put that in writing. Ms. Glassberg asked if subdividing would be a problem. Ms. Reuwer stated they were not willing to do everything for the homeowner. Ms. Glassberg asked how many acres the homeowner had. Ms. Reuwer indicated she did not know. Mr. Green indicated doing the hookup to get the bonds released is an economic decision. Mr. Irvin stated Real Estate Services will get the commitment in writing before the bonds are released.

Motion: On a motion made by Ms. Glassberg and seconded by Mr. Whitworth, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Locust Chapel, Section 1, A Green Neighborhood, Lots 1-64, Open Space Lots 65-69, into the County's system of publicly owned and maintained facilities.

There being no further business, the Public Works Board meeting adjourned at approximately 7:49 p.m.

James M. Irvin
Executive Secretary

Emily Koubek
Recording Secretary